Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

20 Saxonwood Drive, Doncaster East Vic 3109
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,720,000

Median sale price

Median price	\$1,689,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	91 Beverley St DONCASTER EAST 3109	\$3,250,000	20/09/2025
2	5 Linford CI DONVALE 3111	\$2,255,000	27/08/2025
3	8 Koala Ct DONCASTER EAST 3109	\$2,795,000	08/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2025 11:47



Date of sale











Property Type: House **Land Size:** 697 sqm approx

Agent Comments

Indicative Selling Price \$2,720,000 Median House Price

September quarter 2025: \$1,689,000

Comparable Properties



91 Beverley St DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$3,250,000 **Method:** Auction Sale **Date:** 20/09/2025

Property Type: House (Res) **Land Size:** 790 sqm approx



5 Linford CI DONVALE 3111 (REI)

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Agent Comments

Price: \$2,255,000 Method: Private Sale Date: 27/08/2025 Property Type: House



8 Koala Ct DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$2,795,000 Method: Private Sale Date: 08/08/2025 Property Type: House Land Size: 657 sqm approx

Account - Barry Plant | P: 03 9842 8888



